

## Message Text

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PAGE 01 MOSCOW 00582 131844Z  
ACTION FBOE-00

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FM AMEMBASSY MOSCOW  
TO SECSTATE WASHDC PRIORITY 6637

UNCLAS MOSCOW 00582

E.O. 11652: N/A

TAGS: AFSP, ABLD, UR, OGEN

SUBJECT: UPDK OFFER OF STORAGE SPACE

1. ON JANUARY 11 ADMIN COUNSELOR, GSO AND FBO PROJECT MANAGER WERE INVITED BY UPDK TO INSPECT 1300 SQ. METERS OF WAREHOUSE SPACE BEING OFFERED TO THE EMBASSY IN FULFILLMENT OF THE TERMS OF THE MARCH 26, 1977 PROTOCOL. AFTER INSPECTING THE SPACE, THE EMBASSY'S REACTION TO THE OFFER IS MEXED.

2. THE SPACE OFFERED HAS SEVERAL ATTRACTIVE ADVANTAGES INCLUDING:

A. PROXIMITY TO EMBASSY- THE BUILDING IS LOCATED NEAR THE KIEV RAILROAD STATION ABOUT FIVE MINUTES DRIVE FROM THE EMBASSY.

B. NEW BUILDING- THE BUILDING IS NEWLY CONSTRUCTED, DRY, HEATED, WELL LIGHTED AND CONTAINS A BUILT-IN SPRINKLER SYSTEM FOR FIRE SAFETY.

C. SPACE-1300 SQ METERS OF SPACE SOMEWHAT EXCEEDS THE EMBASSY'S ORIGINAL REQUEST FOR 1000 SQ. METERS.

D. COST- UPDK IS CHARGING 30 RUBLES PER SQUARE METER ANNUAL RENT FOR A TOTAL OF 39,000 RUBLES PER YEAR (\$55,380 AT THE CURRENT EXCHANGE RATE).

WE DO NOT KNOW THE PRICE OF SIMILAR STORAGE SPACE

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IN WASHINGTON, BUT WE BELIEVE THIS RENT IS REASONABLE FOR A MODERN, WELL LOCATED BUILDING. UPDK HAS INDICATED IT IS WILLING TO SIGN A FIVE-YEAR LEASE.

3. THE NEGATIVE FACTORS ARE:

A. ACCESSIBILITY- THE SPACE OFFERED IS ON THE

TENTH AND TOP FLOOR OF A HIGH RISE GARAGE. THE GARAGE WAS BUILT BY UPDK TO RENT PARKING SPACE TO DIPLOMATS AND BUSINESSMEN. THEY ARE OFFERING THE TOP FLOOR TO US PRESUMABLY BECAUSE THEY CANNOT FIND ANY OTHER INDOOR SPACE WHICH MEETS THEIR COMMITMENT UNDER THE MARCH 26, 1977 PROTOCOL. THE LOWER FLOORS WILL CONTINUE TO BE USED FOR PARKING. THERE IS NO FREIGHT ELEVATOR. ALL CONTAINERS WILL HAVE TO BE PUT ON LOW CARTS AND DRIVEN UP ON FRIEGHT MOVING EQUIPMENT.

B. CLEARNCE- LOW CEILINGS AND SUSPENDE SPRINKLER SYSTEM LIMIT USABILITY OF THE SPACE BY RESTRICTING THE HEIGHT OF ANY ENTERING VEHICLE AND LOAD TO A MAXIMUM OF 6 FEET 6 INCHES(2 METERS). THIS PRESENTS OPERATIONAL DIFFICULTIES BECAUSE THE EMBASSY'S EXISTING FORKLIFTS CANNOT PASS INTO THE SPACE, NOR ARE THEY SUITABLE FOR PULLING LOADS UP TEN FLOORS. NEW LOW CLEARANCE FREIGHT-MOVING EQUIPMENT WILL HAVE TO BE PURCHASED AND STATIONED AT THE WAREHOUSE.

C. LINKAGE TO CHANCERY CONSTRUCTION- ALTHOUGH THE EMBASSY HAS REPEATEDLY STATED THAT THIS WAREHOUSE SPACE IS NEEDED BY THE EMBASSY AND IS NOT RELATED TO STORAGE REQUIREMENTS FOR THE CONSTRUCTION PROJECT, UPDK INDICATES THAT THEY WILL COMMIT THE SPACE ONLY UNTIL COMPLETION OF THE NEW CHANCERY. THE FBO  
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SUPERVISOR HAS INSPECTED THE WAREHOUSE AND FINDS IT UNSUITABLE FOR HIS PURPOSES.

4. WE BELIEVE THAT IN SPITE OF THE DISADVANTAGES STATED ABOVE, THIS IS THE SOVIET'S BEST OFFER. WAREHOUSE SPACE IS SIMPLY NOT AVAILABLE IN MOSCOW AND IT IS NOT LIKELY THAT FURTHER DELAY WILL RESULT IN A BETTER SOLUTION TO THE EMBASSY'S SEVERE AND GROWING STORAGE PROBLEMS. THEREFORE, WE REQUEST THE DEPT'S AUTHORIZATION TO ENTER INTO LEASE NEGOTIATIONS WITH UPDK TO TRY TO OBTAIN A FIVE-YEAR LEASE WITH OPTION TO RENEW FOR AN ADDITIONAL FOUR YEARS.

5. THE EMBASSY WILL ATTEMPT TO IDENTIFY SUITABLE FREIGHT-MOVING EQUIPMENT FOR THIS UNIQUE HANDLING SITUATION. DEPT'S ASSISTANCE, COMMENTS, AND ADVICE WOULD BE GREATLY APPRECIATED.  
MATLOCK

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